

082.0 0002 0020.0
Map Block Lot

1 of 1 Residential
CARD ARLINGTON

APPRAISED: 595,000 / Total Card / Total Parcel
USE VALUE: 595,000 / 595,000
ASSESSED: 595,000 / 595,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
85		SUNSET RD, ARLINGTON

OWNERSHIP

Owner 1:	CARRIGAN ANDREW G/TRUSTEE	Unit #:	
Owner 2:	CARRIGAN FAMILY IRREVOCABLE TR		
Owner 3:			

Street 1: 85 SUNSET RD

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474			Type:	

PREVIOUS OWNER

Owner 1:	CARRIGAN OWEN R-SHARON A -
Owner 2:	-

Street 1: 85 SUNSET RD

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 4,288 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1301 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4288		Sq. Ft.	Site		0	70.	1.28	6									384,049						384,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4288.000	211,000		384,000	595,000			50857
							GIS Ref		
							GIS Ref		
							Insp Date		
							09/15/18		

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,000	0	4,288.	384,000	595,000	595,000	Year End Roll	12/18/2019
2019	101	FV	188,300	0	4,288.	378,600	566,900	566,900	Year End Roll	1/3/2019
2018	101	FV	194,400	0	4,288.	290,800	485,200	485,200	Year End Roll	12/20/2017
2017	101	FV	194,400	0	4,288.	274,300	468,700	468,700	Year End Roll	1/3/2017
2016	101	FV	194,400	0	4,288.	252,400	446,800	446,800	Year End	1/4/2016
2015	101	FV	183,700	0	4,288.	235,900	419,600	419,600	Year End Roll	12/11/2014
2014	101	FV	183,700	0	4,288.	217,300	401,000	401,000	Year End Roll	12/16/2013
2013	101	FV	183,700	0	4,288.	217,300	401,000	401,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARRIGAN OWEN R	1492-28		6/28/2016	Convenience		1	No	No	
	842-197		11/7/1973		30,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2012	280	Re-Roof	6,950					ADD BATH/REM KITCH
9/11/1996	454		10,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
4/11/2000	Inspected	263	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	277	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total Card / Total Parcel
595,000 / 595,000
595,000 / 595,000
595,000 / 595,000



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS.													
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 3	Brick or Stone			A 3QBth:	Rating:																
Frame: 1	Wood			1/2 Bath: 1	Rating: Good																
Prime Wall: 1	Wood Shingle			A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1	Gable			OTHER FEATURES																	
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average																
Color: BLUE				A Kits:	Rating:																
View / Desir:				Fpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C	Average			CONDOS INFORMATION																	
Year Blt: 1928	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict:		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: AV	Average	31.	%	Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2	Plaster			Functional:				Interior:		1	6	3	M								
Sec Int Wall:		%		Economic:				Additions:													
Partition: T	Typical			Special:				Kitchen:													
Prim Floors: 3	Hardwood			Override:				Baths:													
Sec Floors:		%		Total:	31	%		Plumbing:													
Bsmnt Flr: 4	Carpet			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	125.00			Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3	Typical			Const Adj.: 0.99989998				COMPARABLE SALES													
Insulation: 2	Typical			Adj \$ / SQ: 168.733				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext: S				Other Features: 70000																	
Heat Fuel: 2	Gas			Grade Factor: 1.00																	
Heat Type: 5	Steam			NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac:	NO	Adj Total: 305776																	
% Com Wall		% Sprinkled:		Depreciation: 94791																	
				Depreciated Total: 210985																	
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:													
Make:		Model:																			
SPEC FEATURES/YARD ITEMS				Serial #:		Year:		Color:													
PARCEL ID 082.0-0002-0020.0																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:																	Total:			
Total Special Features:																					

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	600	168.730	101,240	BMT	100	RRM	30	A	
BMT	Basement	576	60.490	34,843						
SFL	Second Floor	528	168.730	89,091						
OSP	Screen Porch	144	30.750	4,428						
EFP	Enclos Porch	108	52.430	5,662						
WDK	Deck	32	16.000	512						
Net Sketched Area: 1,988				Total:	235,776					
Size Ad	1128	Gross Are	1988	FinArea	1301					

IMAGE

AssessPro Patriot Properties, Inc